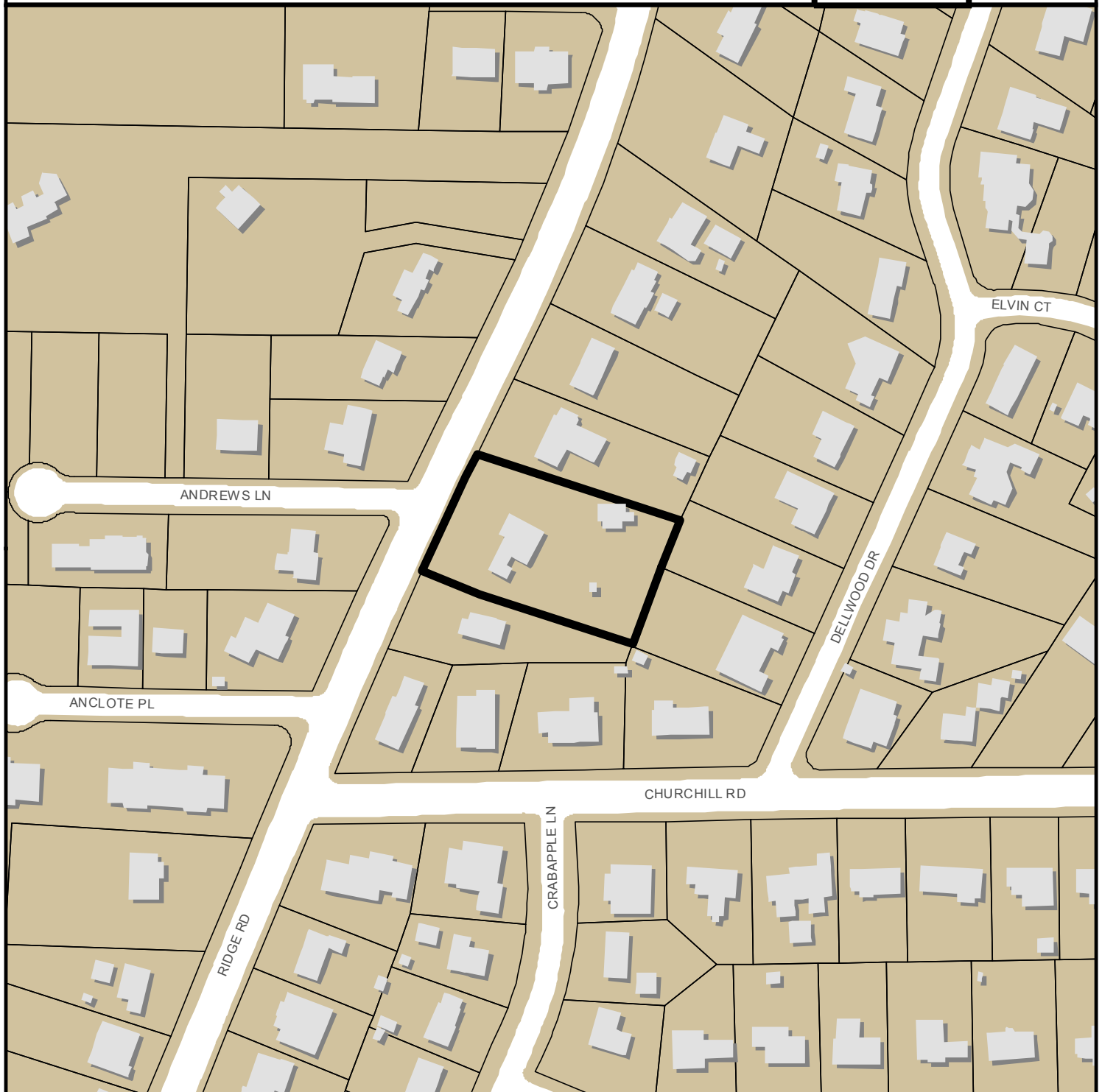


# 1416 RIDGE RD SUBDIVISION S-1-2015



0 245 490 Feet

Zoning: **R-4**  
CAC: **Glenwood**  
Drainage Basin: **Beaver**  
Acreage: **0.92**  
Number of Lots: **2**

Planner: **Micheal Walters**  
Phone: **(919) 996-2636**

Applicant: **Lambert**  
Phone: **Development**  
**(212) 785-0090**





# Planning & Development

GR 346 847

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input checked="" type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 420223 Assigned Project Coordinator JACK Assigned Team Leader mike waters
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name 1416 Ridge Road Subdivision		
Proposed Use Single Family Residential		
Property Address(es) 1416 Ridge Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 0794382524	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:		
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Site is located in UDO Zoning District	
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A	
CLIENT (Owner or Developer)	Company Lambert Development Ridge Road LLC      Name (s) Mr. Kerry Berman	
	Address 5 Hanover Square, 14th Floor, New York, NY 10004	
	Phone 212.785.0090      Email kberman@lambertdevelopment.com      Fax 212-785-7931	
CONSULTANT (Contact Person for Plans)	Company Shipman Engineering Group, PLLC      Name (s) Zak Shipman, PE	
	Address 1076 Classic Road, Apex, NC 27539	
	Phone 919.629.8204      Email zak.shipman@shipmanengineeringgroup.com      Fax	

# DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-4	Proposed building use(s) Single Family Residential
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 3,046 SF
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.92 Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required 4 Provided 4	Proposed height of building(s) <40 feet (3 stories)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	

## Stormwater Information

Existing Impervious Surface 0.263/11,458 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

## CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. Infill Single Family Residential Development

## FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more X	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2.17 Un/Ac.	f) Total Number of Phases
10. Total number of Open Space (only) lots --	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

## SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Zak Shipman, PE-Shipman Engineering Group to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 1/8/15  
Signed \_\_\_\_\_ Date \_\_\_\_\_

## TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY CITY

STAFF

YES

N/A

YES

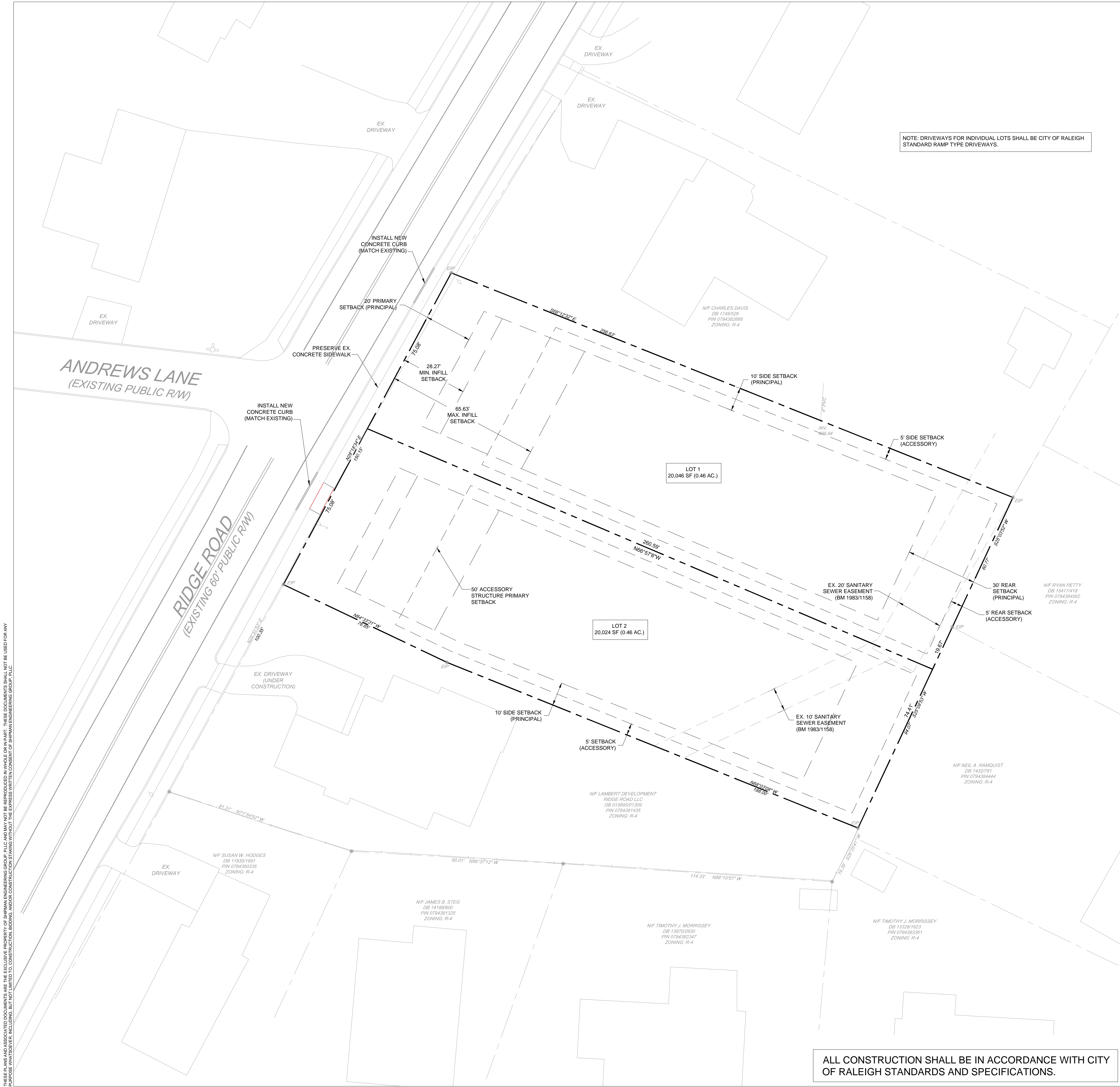
NO

N/A

## General Requirements

1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING GROUP, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION, REPAIR, AND/OR CONSTRUCTION, WITHOUT THE EXPRESS WRITTEN CONSENT OF SHIPMAN ENGINEERING GROUP, PLLC.



NOTE: DRIVEWAYS FOR INDIVIDUAL LOTS SHALL BE CITY OF RALEIGH STANDARD RAMP TYPE DRIVEWAYS.

GENERAL SITE PLAN NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHICAL DATA OF THE SUBJECT PARCEL ARE COMPILED FROM A FIELD SURVEY OF THE PROPERTY BY S.D. PUCKETT AND ASSOCIATES DATED MAY 22, 2014, AND IS NOT THE RESULT OF A FIELD SURVEY BY SHIPMAN ENGINEERING GROUP, PLLC. ADDITIONAL EXISTING CONDITIONS DATA PROVIDED BY SUPPLEMENTAL DATA INCLUDING AERIAL PHOTOGRAPHY, WAKE COUNTY GIS DATA, AND OTHER DATA SOURCES AS REQUIRED.
2. REFER TO EROSION AND SEDIMENT CONTROL PLAN AND CONSTRUCTION SEQUENCE BEFORE PERFORMING ANY CLEARING, GRUBBING, OR DEMOLITION OPERATIONS.
3. NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
4. AREAS COMPUTED BY THE COORDINATE METHOD.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
6. ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL GROUND DISTANCES.
7. THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLANE PER FEMA FIRM PANEL 370243 0794J DATED 05/02/06.
8. VERTICAL DATUM: NAVD88  
HORIZONTAL DATUM: NAD83
9. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL FIELD LOCATE SPILL CURB AS NEEDED FOR PROPER DRAINAGE. SPILL CURB LOCATIONS ARE NOT INDICATED ON THIS PLAN.
11. COORDINATE POWER, TELEPHONE, CABLE, AND OTHER UNDERGROUND UTILITY INSTALLATION WITH THE APPROPRIATE UTILITY PROVIDER AND THE CITY OF RALEIGH.

PARCEL INFORMATION

PHYSICAL ADDRESS:	1416 RIDGE ROAD
SITE ZONING:	R-4 (UDO)
OVERALL PARCEL AREA:	40.225 SF OR 0.923 ACRES (PER BM 1983/1158)
PIN#:	0794382524
REAL ESTATE ID:	0025730
PROPOSED NUMBER OF LOTS:	2
WATER SERVICE PROVIDER:	CITY OF RALEIGH
SANITARY SEWER SERVICE PROVIDER:	CITY OF RALEIGH
ELECTRICAL POWER SERVICE PROVIDER:	DUKE ENERGY/PROGRESS

GEOMETRIC INFORMATION

MIN. LOT AREA:	10,000 SF	MAX BUILDING HEIGHT (PRINCIPAL):	40 FEET (3 STORIES)
MIN. LOT WIDTH:	65 FEET	MAX BUILDING HEIGHT (ACCESSORY):	25 FEET
MIN. LOT DEPTH:	100 FEET	GROUND FLOOR ELEVATION:	2 FEET ABOVE FINISHED GRADE
MAXIMUM DENSITY:	4 UNITS PER ACRE	PROPOSED DENSITY:	2.17 UNITS PER ACRE

PRINCIPAL STRUCTURE SETBACKS:      ACCESSORY STRUCTURE SETBACKS:

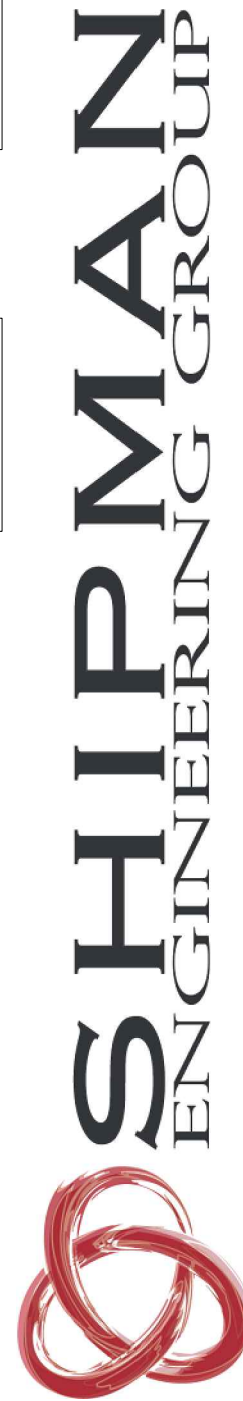
FRONT SETBACK (PRIMARY ST.):	20 FEET	FRONT SETBACK (PRIMARY ST.):	50 FEET
SIDE SETBACK (INTERIOR):	10 FEET	SIDE SETBACK (INTERIOR):	5 FEET
AGGREGATE SIDE SETBACK:	20 FEET	REAR SETBACK:	5 FEET
REAR SETBACK:	30 FEET		

NOTE: REFER TO DRAWING C-201 FOR INFILL BLOCK-FACE RANGE OF SETBACK CALCULATIONS.

IMPORTANT SIGHT TRIANGLE NOTE: WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.



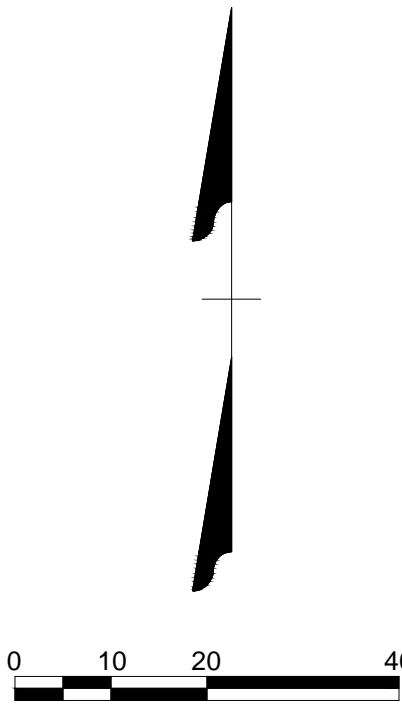
REVISIONS	DATE	SYMBOL



DESIGNED BY:	Z. SHIPMAN
DRAWN BY:	Z. SHIPMAN
CHECKED BY:	Z. SHIPMAN
DRAWING DATE:	1-14-15
SEG PROJECT #:	150103

1416 RIDGE ROAD SUBDIVISION  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
  
PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:  
**C-200**



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NCBELS LICENSE P-1274  
WWW.SHIPMANENGINEERINGGROUP.COM

1076 CLASSIC ROAD | APEX, NC 27539  
919.629.8204

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "WILLIAM Z. SHIPMAN" at the bottom. Inside the ring, the words "PROFESSIONAL" and "ENGINEER" are written in a semi-circle. In the center, the text "SEAL" is above the license number "035027", which is above the expiration date "1-13-15". The seal is stamped over a document with a grid background.

[illegible]

 **SHIPMAN**  
ENGINEERING GROUP

1076 CLASSIC ROAD | APEX, NC 27539  
919.629.8204

NOBELS LICENSE P-1274  
[WWW.SHIPMANENGINEERINGGROUP.COM](http://WWW.SHIPMANENGINEERINGGROUP.COM)

DESIGNED BY: Z. SHIPMAN  
 DRAWN BY: Z. SHIPMAN  
 CHECKED BY: Z. SHIPMAN  
 DRAWING DATE: 1-14-15  
 SEG PROJECT #: 150103

**1416 RIDGE ROAD SUBDIVISION**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

## EXISTING CONDITIONS SURVEY

SHEET NUMBER:  
**C-100**

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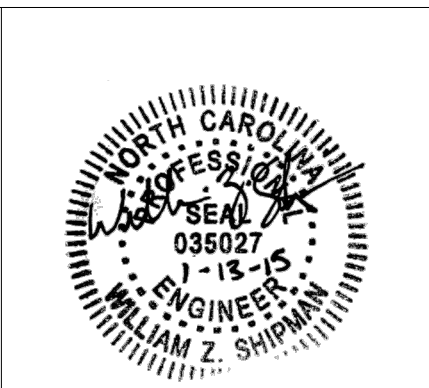
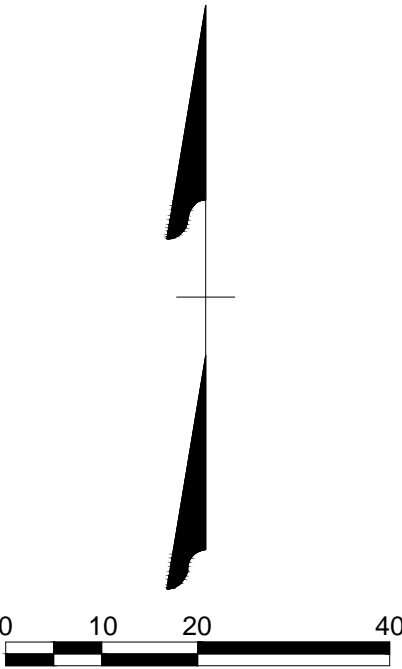


ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

GENERAL SURVEY NOTES:

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8. VERTICAL DATUM: NAVD83  
HORIZONTAL DATUM: NAD83

IMPORTANT NOTE: SINCE THIS PROPERTY IS LESS THAN 2 ACRES IN SIZE, LAND DISTURBANCE AND DEVELOPMENT OF THE SITE IS EXEMPT FROM THE REQUIREMENTS OF THE CITY OF RALEIGH TREE CONSERVATION ORDINANCE.



SYMBOL	DATE	REVISIONS



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DESIGNED BY:	Z. SHIPMAN
DRAWN BY:	Z. SHIPMAN
CHECKED BY:	Z. SHIPMAN
DRAWING DATE:	1-14-15
SEG PROJECT #:	150103

1416 RIDGE ROAD SUBDIVISION  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

TREE SURVEY & CONSERVATION PLAN

SHEET NUMBER:  
C-102